



PROJECT PREAPP25-0024 – TRAILMARK REZONE AND FLUC AMENDMENT NARRATIVE

August 5th, 2025

Teri Whitmore, AICP, PMP
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2255 W Berry Ave.
Littleton, Colorado 80120

Re: RE: Trailmark Pre-App (PREAPP25-0024) and IGA Amendment Updates

Dear Ms. Whitmore,

Please see below for our Design Criteria Narrative and responses to the Comprehensive Plan Checklist as well as a quick summary of the Site.

PROJECT REQUEST & SITE SUMMARY

Statement of Request: Rezoning and Future Land Use Character (FLUC) Amendment

Landowner: Shea Homes Limited Partnership

Site Summary

Current Zoning:	CM/PL-O
SPN & Lot Size:	69-104-10-011 / 7.68 Acres

DESIGN CRITERIA NARRATIVE

1. **Consistency.** The proposed Rezoning / Zoning Map Amendment is consistent with the Land Use and Character Map of the Comprehensive Plan, or an adopted subarea plan, corridor plan, or other city policy, and consistent with the purpose statement of the proposed zoning district OR changed conditions have occurred such that the character of the surrounding area is transitioning or being affected by other factors, such as traffic, a new school, adjoining uses, or environmental issues not contemplated by the Comprehensive Plan.

Response: The proposed rezoning and zoning map amendment are consistent with the Land Use and Character Map of the Comprehensive Plan, as the shift from commercial to residential use reflects the established development pattern in Trailmark, which is predominantly residential. The proposed zoning district aligns with the intent and purpose of creating cohesive, livable neighborhoods that support the city's long-term vision. Additionally, this change responds to evolving market conditions and local housing needs that were not fully anticipated at the time of the Comprehensive Plan's adoption, making this amendment both timely and appropriate. The project has been carefully designed to maintain neighborhood character, ensure compatibility with surrounding land uses, and maintain and enhance existing view corridors currently in the community.

2. **Compatibility.** The range of uses allowed by the proposed zoning district will be compatible with the properties in the immediate vicinity of the subject property;



Response: The proposed uses are compatible with the surrounding properties, as the adjacent land is also designated for residential use. This consistency in land use ensures a seamless integration with the existing neighborhood fabric, minimizing potential conflicts and preserving the overall character and cohesion of the area.

3. Traffic. The traffic generated by the land uses permissible in the requested Rezoning / Zoning Map Amendment will not lead to undue congestion, noise, or traffic hazards;

Response: The proposed rezoning will support a small-scale development that can be fully accommodated by the existing roadway network and surrounding infrastructure. Given the limited number of units and anticipated vehicle trips, the traffic generated will be minimal and will not result in undue congestion, increased noise, or traffic hazards. The current infrastructure has sufficient capacity to handle the projected demand, and as such, no further traffic analysis or mitigation measures are necessary.

4. Adequate Public Facilities. Facilities and services are available to serve the subject property without compromising provisions for adequate levels of service to other properties; and

Response: All essential services—including water, sanitary sewer, fiber optic internet, gas, and electricity—are currently available for the site. Additionally, South Metro Fire Station 19 is located directly across the street, ensuring prompt emergency response times. The project is also situated within District 6 of the City of Littleton Police Department, providing consistent law enforcement coverage and public safety support.

5. Natural Environment. The district resulting from the requested Zoning Map Amendment will not cause harm to natural features on or adjacent to the subject property.

Response: This project is unlikely to cause any adverse impacts, as the site lacks significant natural features. The proposal is thoughtfully designed to enhance the area while seamlessly blending with the surrounding natural landscape and existing residential community.

Comprehensive Plan Checklist

1. Compatibility. The land use types and characteristics of the proposed land use category will be compatible with the properties in the immediate vicinity of the subject property;

Response: The proposed uses will be compatible with the surrounding properties, as the adjacent areas are predominantly residential. This consistency ensures a harmonious integration with the existing neighborhood fabric.

2. Impact Mitigation. The amendment may serve to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, and vegetation, or will be neutral with respect to these issues;

Response: The proposed rezoning amendment has been carefully planned to mitigate adverse impacts on both the natural and built environments. It incorporates strategies such as careful site planning, managing stormwater on-site, and maintaining appropriate buffers between land uses. All plans, reports, and construction documents will be vetted and approved by the City of Littleton before the project begins. The amendment aligns with surrounding development patterns and infrastructure capacity, ensuring that new growth complements rather than disrupts the existing community. Environmental assessments and design guidelines will guide responsible development and protect nearby land and resources.

3. Comprehensive Plan. The proposed amendment supports the Goals of the comprehensive plan;

Response: The proposed amendment aligns with and supports the overarching Goals of the Comprehensive Plan. Our individual responses to each specific goal and policy provide detailed explanations and context, demonstrating how the project thoughtfully addresses and advances the city's vision for sustainable, compatible, and community-focused development.

Housing and neighborhoods

Goals

Goal H&N 1: A quantity and diversity of housing options that makes living in Littleton attainable for a wide range of



age groups and income levels.

Response: This proposal will introduce a range of housing options by incorporating product types not currently available in the Trailmark Community. Through thoughtful and efficient design, we are nearly maximizing the site's allowable capacity, creating greater opportunities to offer a broader variety of housing choices that meet the evolving needs of the community.

Goal H&N 2: Appealing housing choices for families drawn by Littleton's educational, recreational, and other amenities.

Response: This proposal has been strategically designed to allow for more appealing housing choices as there are unique amenities surrounding this proposal such as the preschool to the north, Chatfield Reservoir to the east, and the mountain range to the west. While the housing products have not been finalized, the housing selection will be unique to the Trailmark community.

Goal H&N 3: Neighborhoods that are safe and comfortable for all residents.

Response: Rezoning the property will not compromise neighborhood safety, as all future development will adhere to local building codes, traffic regulations, and emergency access standards. The surrounding neighborhood is already a safe and well-established community, and this project is thoughtfully designed to align with its aesthetic and livability. By prioritizing compatibility and safety, the development will contribute to a secure and welcoming environment for both current and future residents.

Goal H&N 4: Neighborhoods that maintain their character or are carefully managed when headed toward transition.

Response: The character of the neighborhood will be preserved, as the proposed rezoning aligns with existing residential uses already established in the area. This project has been carefully designed to reflect the surrounding land use patterns, ensuring a cohesive fit that maintains the community's overall identity and appeal.

Goal H&N 5: Housing that supports choice in mobility and investments in transportation infrastructure.

Response: Given the "flat" topography of our site, the community is naturally well-suited to support a variety of mobility options, including walking, hiking, and biking. The main means of transportation is primarily personally owned vehicles in and out of the community. Additionally, the surrounding area's unique features, such as the mountain range and Chatfield Reservoir, and planned amenities enhance connectivity and promote active lifestyles. This setting aligns well with investments in transportation infrastructure that prioritize ease of movement and long-term sustainability.

Policies

Policy H&N 1: Encourage an array of residential options within the city – through new development, redevelopment, and maintenance of existing housing stock – to respond to the need for varied housing types, sizes, and price points that are attainable for prospective owners and renters at all levels of income.

Response: This proposal directly supports the City's goal of offering a range of residential options by introducing new housing types and sizes not currently found in Trailmark. By expanding the diversity of product offerings, we aim to create attainable opportunities for both owners and renters across a variety of income levels. This approach helps address evolving housing needs while complementing and enhancing the existing residential fabric.

Policy H&N 2: In cooperation with public and private partners, consider the entire spectrum of tools for assisting people in attaining their ownership or rental Goals, and methods for spurring and guiding the supply side of the market to pursue projects that will address local needs.

Response: Our proposal aligns with this objective by offering housing types that meet identified local needs and expand attainable options within the community. We welcome collaboration with public and private partners to explore innovative tools—such as incentives, financing strategies, and policy mechanisms—that can help residents achieve their homeownership or rental goals. By proactively addressing both demand and supply, this development contributes to a more balanced and inclusive housing market.

Policy H&N 3: Assess and update local development regulations and standards, and related permitting processes, to avoid limiting desired and compatible housing construction, renovation, and preservation within the city.

Response: Given that the majority of the surrounding area is already developed, it can be challenging to impose further limitations on compatibility without restricting needed growth. Our proposal aligns with existing development patterns and demonstrates that maintaining compatibility is achievable within the current context. We support ongoing assessment and updates to local development



regulations and permitting processes to ensure they facilitate, rather than hinder, the construction, renovation, and preservation of housing that meets community needs while respecting neighborhood character.

Policy H&N 4: Encourage mixed-use development proposals that include a residential component, especially where this will support retail viability and transit ridership, place residents near education and local employment options, and provide living options for seniors and others close to transit, parks, and shopping, medical, and other services.

Response: While our proposal does not include mixed-use development due to the allowed zoning we are seeking, it complements the surrounding area's land uses by providing much-needed residential options within a primarily auto-oriented context. Given the site's location and existing infrastructure, personal vehicles will remain the primary mode of transportation. However, the project is designed to integrate with nearby amenities and services like Chatfield Reservoir, helping to support broader community goals by expanding housing availability in proximity to key destinations.

Policy H&N 5: Support development of assisted living and higher-level care facilities and other residential options intended specifically for those hoping to age in place rather than leave Littleton during life transitions.

Response: Our proposal supports the broader goal of allowing residents to remain in Littleton throughout all stages of life by expanding the diversity of housing options available. While it does not currently include assisted living or higher-level care facilities, the flexible residential product types can accommodate a range of lifestyles and needs, including those of older adults seeking to downsize or live in a lower-maintenance environment. This approach helps create a more inclusive community where aging in place is a viable option.

Policy H&N 6: Adopt and apply development regulations and standards to ensure that new and redeveloped residential properties are compatible with the character of their surrounding area.

Response: Our proposal is thoughtfully designed to ensure compatibility with the existing character of the surrounding Trailmark community. By incorporating architectural styles, materials, and site planning that reflect the area's established identity, the development will blend seamlessly with its context. This approach supports the City's goal of applying development standards that promote cohesive, high-quality neighborhoods while allowing for thoughtful growth.

Policy H&N 7: Support the ongoing appeal of Littleton's neighborhoods through effective code compliance and by using public investments in streets, sidewalks, infrastructure, parks and trails, and pedestrian/bicycle safety measures, along with routine maintenance practices for all of the above.

Response: This proposal aligns with and supports Littleton's commitment to maintaining the appeal of its neighborhoods by integrating thoughtful design and adhering to local codes and standards. We will enhance the surrounding area through coordinated public investments and utilizing existing streets, infrastructure, sidewalks, and contribute to parks and trails as outlined in The City of Littleton's Code.

Policy H&N 8: Promote design of residential developments near parks, trails, and preserved open spaces that capitalizes on this proximity.

Response: The proposed rezoning is situated within approximately 0.25 miles of several key community amenities, including the Trailmark Learning Center, Trailmark Park, and the Trailmark Trail. This trail provides direct connectivity to Chatfield State Park to the west and the Two Brands Trail to the east, offering access to a scenic network of open space and a natural mountain backdrop to the east and south.

Land use and community character

Goal L&C 1: A land use allocation and pattern that supports and promotes Littleton's pride in, and reputation for, quality neighborhoods and an abundance of parks and preserved open space.

Response: Our proposal emphasizes efficient and thoughtful site design to maximize land use while preserving meaningful open space. By carefully allocating residential areas, we are able to retain generous open space buffers and identify opportunities for park-like features or recreational amenities that enhance neighborhood quality. This approach aligns with Littleton's longstanding commitment to exceptional neighborhoods and abundant parks, helping to reinforce the community's character and livability.



Goal L&C 2: A sustained focus on the long-term fiscal sustainability of Littleton City government while recognizing the direct connection to the community's land use mix, especially for sales tax revenue needs.

Response: Our proposal supports Littleton's long-term fiscal sustainability by introducing housing that contributes to a stable and diversified property tax base. While the development is residential in nature and does not directly generate sales tax revenue, it helps meet local housing demand, which in turn supports nearby retail and service areas. By complementing the city's broader land use mix, this project plays a role in sustaining economic vitality and ensuring responsible growth over time.

Goal L&C 3: Ongoing and effective collaboration between land use and transportation planning to ensure compatibility among decisions and actions taken with respect to each.

Response: Our proposal reflects a coordinated approach to land use and transportation planning by aligning residential development with the area's existing transportation framework, which is primarily car-oriented. The site's access points and internal circulation are designed to accommodate safe and efficient vehicle movement, recognizing that personal vehicles will remain the primary mode of transportation to and from this location. While not transit-oriented, the project supports compatibility between land use and transportation by responding to current infrastructure realities and community travel patterns.

Goal L&C 4: A more attractive community, based on quality design and character of both private development and the public realm.

Response: Our proposal prioritizes creating a more attractive community by emphasizing quality design in both private development and the public realm. Through thoughtful housing material selection, we aim to ensure durability, visual appeal, and harmony with the surrounding neighborhood. Additionally, aesthetic landscape design will enhance public spaces and streetscapes, contributing to a welcoming environment that reflects Littleton's commitment to character and beauty.

Policy L&C 1: Emphasize compatible intensities and character when evaluating applications involving more intensive and/or nonresidential development near homes and neighborhoods.

Response: In addition to prioritizing quality design through careful housing material selection and thoughtful landscape aesthetics, our proposal involves a limited number of lots to maintain a balanced and spacious community feel. By not overdeveloping the site, we preserve open areas and reduce density, which helps sustain the neighborhood's attractive character and fosters a more comfortable, inviting environment consistent with Littleton's standards.

Policy L&C 2: Plan for and take actions to maintain the established character of its residential neighborhoods.

Response: Our proposal is carefully designed to respect and maintain the established character of the surrounding residential neighborhoods. By incorporating compatible architectural styles, scale, and thoughtful site planning, we aim to ensure that the new development complements the existing community fabric. This approach supports Littleton's commitment to preserving neighborhood identity while thoughtfully accommodating growth.

Policy L&C 3: Create a regulatory framework that encourages development of diverse and attainable housing options in Littleton in terms of type, size, and cost to buyers and renters.

Response: Our proposal aligns with this goal by introducing a variety of housing types and sizes that expand attainable options within the community. While we are not directly shaping regulatory frameworks, the development demonstrates how diverse housing can be thoughtfully integrated to meet a range of needs and budgets. This approach supports Littleton's vision for an inclusive housing market that offers choices for buyers and renters at different stages of life.

Policy L&C 4: Create a regulatory framework that signals the City's interest in attracting target business sectors, needed and compatible revenue-generating uses, and lifestyle and leisure uses that support Littleton's livability and residents' quality of life.

Response: Our site is primarily suited for residential development rather than commercial or business uses. While our proposal focuses on enhancing the housing market by providing diverse and attainable options, we recognize the importance of attracting compatible revenue-generating businesses elsewhere in the city. We have been open with the rest of the community about our intentions and they are also in favor of more housing instead of a commercial site, especially at the entry way to the community. We support the City's efforts to create a regulatory framework that targets appropriate business sectors and lifestyle uses that complement residential areas and contribute to Littleton's overall livability and quality of life.



Policy L&C 5: Manage land use patterns near Littleton’s many parks, trails, greenways, and open spaces to: protect their ecological functions; prevent physical and other impactful encroachments; maintain public access; and preserve their overall quality and value – especially where public green spaces contribute to neighborhood character and enhance business park and other commercial settings.

Response: Our proposal carefully considers the proximity to Trailmark’s, as well as Littleton’s, parks, trails, greenways, and open spaces by incorporating land use patterns that protect these valuable natural resources. We prioritize preserving ecological functions and maintaining public access by ensuring thoughtful setbacks and buffers that prevent encroachment. This approach helps safeguard the quality and character of surrounding green spaces, reinforcing their role as vital community assets that enhance both neighborhood livability and nearby commercial areas.

Policy L&C 6: Recognize and promote land use and development decisions that further community objectives for reduced traffic congestion, more pedestrian- and cyclist-friendly design, and expanded and viable public transit options.

Response: Our proposal is intentionally modest in scale compared to other developments in the community, which help minimize its impact on local traffic congestion. While the site is primarily designed for residential use with vehicle access as the main mode of transportation, we have incorporated pedestrian-friendly pathways and connections to encourage walking and cycling within the neighborhood. Although public transit options in the immediate area are limited, the smaller size of the development supports manageable growth that can be more easily integrated with future transportation improvements.

Policy L&C 7: Promote Littleton’s aesthetic appeal through the quality expectations set within the City’s Code for landscaping, signage, lighting, and similar design elements.

Response: Our proposal embraces Littleton’s established design standards by following existing guidelines for landscaping, signage, and lighting to ensure high-quality, cohesive aesthetics. At the same time, we are exploring opportunities to thoughtfully branch out and introduce unique design elements that enhance the community’s character and create a distinctive sense of place. This balance of respect for tradition and innovative design supports Littleton’s commitment to maintaining its visual appeal while allowing for creative expression.

4. Changing Conditions. The amendment may serve to address a changing condition that was not anticipated by the Comprehensive Plan.

Response: Our proposal recognizes that evolving community needs and market dynamics may present conditions not fully anticipated by the current Comprehensive Plan. By thoughtfully introducing new housing options and design approaches, this amendment aims to proactively respond to these changing conditions, helping to ensure that Littleton remains adaptable and resilient in meeting the needs of its residents.